



# Preliminary Plan of Subdivision JPRE Commercial Office Building

## 4-24035

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of July 31, 2025, to September 11, 2025.</p> <p>One parcel for 14,372 square feet of commercial development.</p>	Approval of continuance to September 11, 2025

**Location:** On the south side of MD 223 (Woodyard Road), approximately 0.5 miles west of its intersection with MD 5 (Old Branch Avenue).

Gross Acreage:	1.27
Zone:	CGO/MIO
Prior Zone:	C-S-C/M-I-O
Reviewed per prior Subdivision Regulations:	Section 24-1900
Gross Floor Area:	14,372 sq. ft.
Lots:	0
Parcels:	1
Planning Area:	81A
Council District:	09
Municipality:	N/A

**Applicant/Address:**  
JP Real Estate Holdings MD LLC  
6306 Kirby Road  
Clinton, MD 20735

**Staff Reviewer:** Nina Shabazz  
**Phone Number:** 301-952-5804  
**Email:** [Nina.Shabazz@ppd.mncppc.org](mailto:Nina.Shabazz@ppd.mncppc.org)



Planning Board Date:	07/31/2025
Planning Board Action Limit:	09/18/2025
Mandatory Action Timeframe:	140 days
Staff Report Date:	07/28/2025
Date Accepted:	03/31/2025
Informational Mailing:	01/03/2025
Acceptance Mailing:	03/19/2025
Sign Posting Deadline:	07/01/2025



July 28, 2025

## MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Mridula Gupta, Acting Planning Supervisor, Subdivision Section *MG*  
Development Review Division

FROM: Nina Shabazz, Planner III, Subdivision Section *NS*  
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-24035**  
**JPRE Commercial Office Building**  
Planning Board Agenda July 31, 2025—Request for Continuance

Staff recommend a continuance of Preliminary Plan of Subdivision (PPS) 4-24035, JPRE Commercial Office Building, which is currently scheduled for the Prince George's County Planning Board hearing date of July 31, 2025. By letter dated July 28, 2025 (Tedesco to Barnes), the applicant's representative requested a continuance of the Planning Board hearing date of July 31, 2025, to September 11, 2025. The continuance will provide the applicant and Planning staff additional time to further coordinate the requirements related to public facility adequacy, which is required before the PPS can be approved.

If a continuance is granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on July 1, 2025.

## RECOMMENDATION

The Subdivision Section recommends that the Planning Board APPROVE a continuance and schedule this application for the Planning Board hearing date of September 11, 2025.